



# CITY OF MORGAN HILL, CALIFORNIA

## INDOOR RECREATION CENTER PROJECT

### CONSTRUCTION MONTHLY PROGRESS REPORT

**MONTH ENDING: 12/31/05**

**REPORT NO.: 008**

**DATE:** 01-06-06

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**ARCHITECT:** Noll & Tam Architects

**CONTRACTOR:** West Coast Contractors, Inc.

**CONSTRUCTION MANAGEMENT:** Nova Partners, Inc.

#### PROJECT DESCRIPTION

Construction of an indoor recreation facility consisting of a gymnasium, natatorium, fitness room, aerobics room, senior and youth community use areas. The project consists of a primarily masonry structure, flat and radiused roof joists, curtain wall and storefront glazing, a full service kitchen, locker rooms, and metal-stud-framed interior partitions. Site improvements include areas of hardscape, landscaping, and drainage/storm water management. The project also includes off-site improvements of West Edmundson Avenue.

#### STATISTICAL INFORMATION

• Construction start date:	16 May 2005	Gross square footage: Building Area	52,135
• Contract Substantial Completion date:	16 August 2006	Site Area	392,548
• Current Substantial Completion date:	16 August 2006	Construction Cost:	\$ 16,814,421
• Percentage of project complete by time:	50%	Percentage of project completed by money:	43%



## **CONSTRUCTION PROGRESS AND KEY ACCOMPLISHMENTS**

- Building CMU complete except at Area D (Natatorium) which is approximately 40% Complete
- Truss Joist installation complete except over Natatorium
- Natatorium Truss Joist prep work underway for special coatings
- Metal roof decking work approximately 65% Complete
- Overhead Coordination drawings complete

## **KEY ISSUES**

- The project has sustained some days of heavy rain this past month. West Coast Contractor has, to-date, requested 4 rain days and been granted 2. There are 13 rain days built into their schedule per the specification. The rain has not caused any change in the completion date.
- West Coast Contractors is working to get the metal roof decking complete and to start their roofer. This will be a major step towards “drying-in” the building and mitigating potential for weather caused delays.
- Current focus is to get the Natatorium trusses coated and installed, complete the Natatorium CMU, and get metal decking complete throughout the building in preparation for the roofing work.
- West Coast Contractors has forwarded the City’s response to the Masonry Subcontractor’s request for equitable adjustment to the Mason. They are now reviewing this along with West Coast’s response. West Coast is working to set up a meeting with the Mason to resolve their concerns.

## **SCHEDULE PROGRESS**

The scheduled substantial completion date is **August 16, 2006**. Final Completion is expected shortly thereafter.

### ***THREE WEEK LOOK AHEAD (EXPECTED MAJOR ACTIVITIES)***

- Erect steel at the natatorium and set truss joists
- Complete metal roof decking except at natatorium
- Pour concrete fill at mechanical enclosure on the roof
- Start roofing at the Gymnasium
- Cut all roof penetrations for Mechanical, Electrical, and Plumbing
- Complete Natatorium CMU walls

The project schedule duration remains 457 calendar days which results in a substantial completion date of August 16, 2006. The contractor has requested four inclement weather days and the City has agreed that two days impacted critical path activities. West Coast continues to track within a day or two of the contract schedule and there has been no change to the critical path of the project. West Coast remains on track to meet the substantial completion date and final completion date.

## **BUDGET**

Number of Change Requests Received:	<b>79</b>
Number of Change Requests Resolved:	<b>63</b>
Number of Change Requests Pending:	<b>16</b>
<b>Total Amount of Change Requests Outstanding</b>	<b>\$213,560.00</b>

## **CLAIMS**

- West Coast Contractors has no claims against the project at this time.



## **PHOTO'S OF CONSTRUCTION PROGRESS**

***ERECTING STRUCTURAL STEEL***



***FLYING IN TRUSSES***



***TRUSSES AT AREA "A"***



***NATATORIUM BLOCK INSTALLATION***



***SITEWALL BLOCK***



***GYMNASIUM TRUSSES***





***METAL ROOF DECKING AT AREA “A”***

